

A new Frontier

The regeneration of Leith Docks is one of the largest urban regeneration projects in Scotland and will reinstate an essential link between the city centre and its waterfront.



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Artist's impression of the fully completed Leith Docks Development



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Artist's impression of Prince of Wales Dock in Leith

In August 2008 Forth Ports was given outline permission for the Leith Docks Development Plan, the largest planning application in Edinburgh's history, which outlined its long-term plans to create a thriving and sustainable urban place to live, work and visit.

Laying the foundations for a new community

The Leith Docks development will accommodate over 15,000 new homes, a quarter of which will be affordable housing, and is expected to create almost 12,000 jobs in Edinburgh. The regeneration is a phased process, which is expected to take up to 30 years to be completed. It will feature nine 'urban villages' including a commercial, retail and leisure centre at the heart of the development.

The outline planning application, which details how the 144-hectare brownfield site will be transformed through a mix of residential, community, leisure, retail, business and industrial developments, was approved by City of Edinburgh Council with the first detailed masterplan launched at the end of 2008.

Economic potential

The overall Leith Docks development will also feature over 328,000 sq ft of new office floor space and is forecast to deliver £194m per annum gross value added (GVA) growth for the Edinburgh economy and £248m per annum GVA growth for the Scottish economy. Commercial developments within the area are also forecast to generate up to £28m of additional council tax revenue and a further £28m of business tax revenue.

The outline planning application also addresses the requirements of the new Edinburgh City Plan and will deliver substantial changes to the area, reconnecting the waterfront to the city. It also includes provision to ensure that Leith maintains its maritime heritage operating as a capital city port with a greater emphasis on recreational activity.

The Leith Docks Development Framework

The approval of the outline planning application is a milestone in taking the process of the Leith Docks regeneration forward. Forth Ports has



Did you know?

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